

# BROWNFIELDS NEW HAMPSHIRE Success Stories

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## Former Belmont Gulf Gas Station, Belmont *Success in Petroleum Site Brownfields Assessment Program*

### Overview

The N. H. Department of Environmental Services (DES) received three USTfields grants from the EPA in 2000 and 2001 to address the cleanup and redevelopment of leaking underground storage tank sites. These grants were used to provide assistance to a number of facilities including the Belmont Gulf gas station site. After the completion of site investigation and tank removal projects by DES contractors, the property was acquired by the town of Belmont for use as a NH Rideshare facility, i.e., a park and ride commuter lot.

#### At A Glance:

**Site Location:** Belmont, N.H.  
**Site Profile:** Approximately 1-acre former gas station  
**USTfields Assistance:**  
Site Investigation  
UST Removal  
Groundwater Monitoring

### History

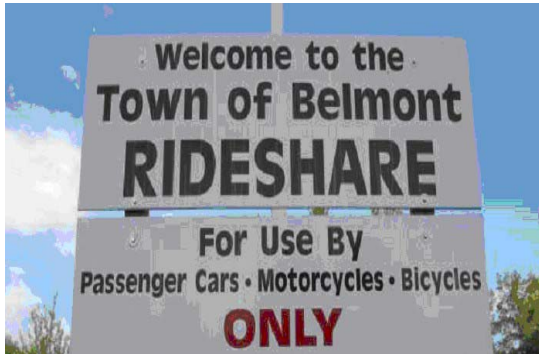
The one-acre site was a former gas station that operated from approximately 1965 until the mid-1980s. Four gasoline tanks were removed in 1986, prior to the effective date of New Hampshire underground storage tank rules. In 1988, DES requested a site investigation, based on contamination found in an adjacent property's drinking water well. The gas station owner never complied with the request. The gas station owner abandoned the site in late 1980s and back taxes accumulated for over a decade. The town did not take the property for back taxes due to concerns about possible environmental contamination. In 1996, DES removed numerous drums and containers found at the property. In 1997, the town of Belmont completed a limited site investigation and discovered that site groundwater was still contaminated.



*Site investigation and debris removal activities.*

### Environmental Site Investigation and Cleanup

DES decided to include this abandoned property in its USTfields program. As part of its assistance, DES completed a site investigation of the property. The site investigation found significant areas of buried debris, an in-ground lift, an underground storage tank containing gasoline contaminated concrete, and groundwater contamination. DES removed the debris, in-ground lift and UST. The town of Belmont disposed of the debris and concrete.



*A new NH RideShare facility becomes a reality in Belmont.*

Two main issues remained: how was DES to recover costs and who would be responsible for future groundwater monitoring. DES resolved these issues via an administrative order against the former property owner. In this order, DES obtained: 1) reimbursement for the 1996 drum removal; 2) payment of the reimbursement fund deductible; and 3) eligibility of the site for the reimbursement fund. Thus, environmental liabilities for the site were resolved. Following these resolutions, the town took the property for back taxes. Belmont has taken over the groundwater monitoring obligations and is being

reimbursed for the groundwater monitoring costs by the state's petroleum reimbursement fund.

### **Redevelopment Success**

The former Belmont Gulf gas station property is located on Route 106, a busy commuter route. Belmont re-used the site as a RideShare by collaborating with the New Hampshire Department of Transportation (DOT) and the Lakes Region Planning Commission to develop a ride sharing lot for commuters. NH Rideshare is a free commuter matching service provided by the DOT and dedicated to finding an alternative way for commuters to travel to and from work. The location of the Belmont RideShare also provides ample parking for visitors to the adjacent Belmont Town Forest. The town is excited about the reuse of the property. An abandoned, former gas station with environmental issues was transformed to a new commuter parking lot completes another Brownfields Success Story.



*The Belmont RideShare adjacent to the town forest.*

For further assistance please contact the  
Brownfields Program  
New Hampshire Department of Environmental Services  
29 Hazen Drive, Concord, New Hampshire 03301  
(603) 271-2908  
[www.des.nh.gov/BrownfieldsNH](http://www.des.nh.gov/BrownfieldsNH)

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